PETITION FOR SPECIAL EXCEPTION TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the Variance from Dection 405.4(A.1.C.5 and D.8) to permit a minimum site area of 18,278 sq. ft. in lieu of the required 20,200 sq. ft. herein described property for ___food store as a use in combination with a of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Property is to be posted and advertised as prescribed by Zoning Regulations. Becessary to have rental of light trucks and the sames ares for I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. produce in order # to maintain stable economic condition. Site is too small to accommodate this without the requested variance. all the college of the contract of the contrac I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property Property is to be posted and advertised as prescribed by Zoning Regulations I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County, Contract Purchaser: (Type or Print Name) I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. EDWARD SHAPIRO Contract Purchaser: Edward Bhapus (Type or Print Name) Heelet EDUHRD Baltimore, Maryland 21207 7024 Liberty Road Baltimore, Maryland 212./ ORDERED By The Zoning Commissioner of Baltimore County, this _____5th_____ day Name, address and phone number of legal owner, con of _____February____, 19_82_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore ORDERED By The Zoning Commissioner of Baltimore County, this _____5th_____ day of ______, 19______, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore Z.C.O.-No. 1 L-NE Key Sheet 18 NW 22 & 23 Pos. Sheets

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER PETITION FOR VARIANCE NW corner of Liberty Rd. (OF BALTIMORE COUNTY Sunmar Ct., 2nd District HERBERT SHAPIRO, et al, Petitioners : Case No. 82-202-XA ::::::

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection the ewith.

Peter Max Zimmerman John W. Hessian, III Deputy People's Counsel People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204

I HEREBY CERTIFY that on this 5th day of March, 1982, a copy of the foregoing Order was mailed to Mr. Herbert Shapiro and Mr. Edward Shapiro, 7024 Liberty Road, Baltimore, Maryland 21207, Petitioners.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

NW 5 F Tepo 88 Tax Map

HARRY J. PISTEL, P. E. DIRECTOR

January 26, 1982

Mr. William E. Hammond Zoning Commissioner County Office Building

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Baltimore County highway and utility improvements are not directly involved.

Liberty Road (Md. 26) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

of "Subdivision of Sun-Mar Company Property", recorded O.T.G. 34, Folio 84.

to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

The location of the existing septic tank is not shown on the submitted plan.

RAM: EAM: FWR: 88 cc: Jack Wimbley Robert Powell Maryland Department of Transportation

Lowell K. Bridwell M. S. Caltrider

January 20, 1982

Mr. William Hammond Zoning Commissioner County Office Bldg. Towson, Md. 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of Jan. 5, 1982 ITEM: 119 Property Owner: Herbert Shapiro Location: NW/Cor. Liberty Rd Route 26, and Sunmar Court Existing Zoning: B.R. Proposed Zoning: Variance to permit a lot area of 18,278 sq. ft. and a Special Exception for use in combination

Acres: 18,278 sq. ft.

(food store)

District: 2nd

Dear Mr. Hammond:

On review of the site plan of December 5, 1981 for special exception for use in common (food store and service station) the State Highway Administration finds the plan generally acceptable.

However, on the day of field inspection, a temporary Produce Stand was occupying an area between the existing entrances and the S.H.A. Right of Way and gas pumps.

The State Highway Administration strongly recommends the Produce Stand be relocated from this area so service station customers will have easy access to the gas pumps and adequate sight distance when entering Liberty Road.

I am sending a sketch showing the temporary produce stand.

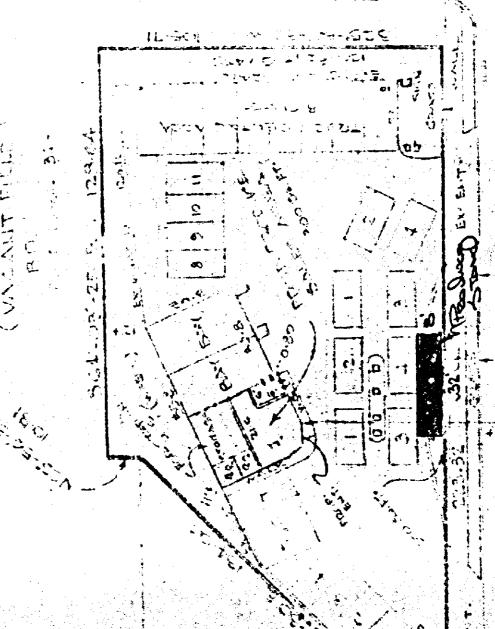
CL:GW:maw

Attachment

Very truly yours, Charles Lee, Chief Bureau of Engineering Access Permits

By: George Wittman Teletypewriter for Impaired Hearing or Speech 383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toli Free P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717





Towson, Maryland 21204

Re: Item #119 (1981-1982) Property Owner: Herbert Shapiro N/W corner Liberty Rd. and Sunmar Ct. Acres: 18,278 sq. ft. District: 2nd

Dear Mr. Hammond

The indicated Sunmar Court is not a County road, and is a part of Lot 1 plat

The Petitioner must provide necessary drainage facilities (temporary or permanent)

This property is utilizing public water supply and private onsite sewage disposal. Public 8-inch sanitary sewerage exists approximately 130 feet northeast of this site and also approximately 150 feet southwest of Liberty Road, see Drawings #71-0071 and #55-1291, File 1, respectively.

cc: Mr. J. Wimbley My telephone number is (301) 659 1350

cc: Frank S. Lee 1277 Neighbors Avenue

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of

At the time of field inspection, trailers were also stored and

because additional lot area would be required, he indicated that these

trailers would be removed, as well as the other free-standing sign on

Enclosed are all comments submitted from the members of the

petition. If similar comments from the remaining members are received,

accepted for filing on the date of the enclosed filing certificate and

Micheles B. Commedere for

NICHOLAS B. COMMODARI, Chairman

Zoning Plans Advisory Committee

Committee at this time that offer or request information on your

I will forward them to you. Otherwise, any comment that is not

informative will be placed in the hearing file. This petition was

rented from this site. After speaking with Mr. Edward Shapiro and

Petitioner - Herbert Shapiro, et al

Special Exception and Variance Petition

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 9, 1982

RE: Item No. 119

the requested zoning. In view of your proposal to utilize a part of the existing service station building for the sale of produce and continue the full service operation, this special exception hearing is required. The variance for lot size is needed to allow this combination use, as well as, light

Mr. Herbert Shapiro

Baltimore, Maryland 21207

7024 Liberty Road

Gentleman:

Bureau of Fire Prevention Health Department Project Planning Building Department Board of Education Zoning Administration truck rental. Industrial

COUNTY OFFICE BLDG.

111 W. Chesapeake Ave. Towson, Maryland 21204

Nicholas B. Commodari

MEMBURS

Bureau of

Engineering

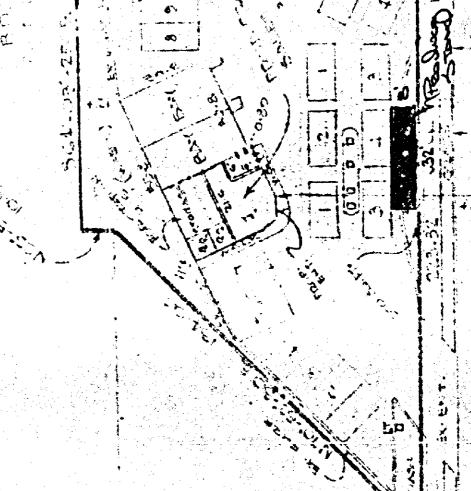
Department of

Traffic Engineering

State Roads Commissio

Baltimore, Md. 21237

a hearing scheduled accordingly.



Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12 th day of April , 19-82 , that the herein Petition for Variance(s' permit a minimum site area of 18,278 square feet in lieu of the req. ired 20,200 square feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Exception Order.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 12th day of April, 1982, that the herein Petition for Special Exception for a food store as a use in combination with a service station should Le and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1. The site plan, under "Ancillary Uses," shall include Section 405.4. C.4 and 5.
- 2. The site plan shall designate that the truck rental area be limited to 3,000 square feet and trailer rental be limited to 3/4 ton trailers and 1,000 square feet.
- No more than four trailers and six trucks shall be located on the site after July 15, 1982.
- Attain compliance with Section 413 of the Baltimore County Zoning Regulations by July 15, 1982.
- A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204 TED ZALESKI, JR.

January 27, 1982

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Comments on Item #119 Zoning Advisory Committee Meeting, January 5, 1982

Property Owner: Herbert Shapiro Location: N/W Corner Liberty Road and Sunmar Court Existing Zoning: B.R. Proposed Zoning:

18,278 sq. ft. Acres:

CEB: rrj

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- X B. A building/ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot line. A minimum 8" masonry firewall is required if construction
- F. Requested variance conflicts with the Baltimore County Building Code,
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction
- classification of Table 214.

 Provide Handicapper parking.

 Comments/ Service stations are classified as a Special Business Use.
 other retail sales are classified as mercantile, See Sections 415.0 and 208.
 Section 213.2 allows incidental uses as long as it is not the dominate use.
 Should the mercantile area expand a change of use to mixed uses and complete These comments reflect only on the information provided by the drawing compliance to These comments reflect only on the information provided by the drawing compensation provided by the drawing submitted to the office of Planning and Zoning and are not intended to Section 213.1 be construed as the full extent of any permit.

 would be required. be construed as the full extent of any permit. be construed as the 1011 extent of any permit.

 If desired additional information may be obtained by visiting Room #122including a fire (Plans Review) at 111 West Chesapeake Ave., Towson.

separation and separate exits.

DALTIMORE COUNTY
OFFICE OF PLANNING AND ZONIN'S TOWSON, M. RYLAND 21204 NORMAN E. GERBER DIRECTOR

March 1, 1982

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 119, Zoning Advisory Committee Meeting, January 5, 1982, are as follows:

Property Owner: Herbert Shapiro Location: NW/cor Liberty Road and Sunmar Court Acr. 4: 18,278 sq. ft. District: 2nd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

Landscaping should be provided in the form of trees and shrubs.

Current Planning and Development

Property Owner: Herbert Shapiro Location: NW/Cor. Liberty Road and Sunmar Court Existing Zoning: B.R.

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

Proposed Zoning: Variance to permit a lot area of 18,278 sq. ft. in lieu of the required 20,200 sq. ft. and a Special Exception for use in combination (food store) Acres: 18,278 sq. ft.

Comments on Item 119, Zoning Advisory Committee Meeting of

District: 2nd

Mr. William E. Hammond, Zoning Commissioner

Office of Planning and Zoning

January 5, 1982, are as follows:

County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

The service station is presently served by metropolitan water and a private septic system. Metropolitan sewer is not available to serve the

The proposed "Food Store" will involve the sales of produce only. If sales of any type of food other than produce is proposed, complete plane and specifications must be submitted to the plans review section, Environmental Support Services, Baltimore County Department of Health for review and approval prior to construction.

Director
BUREAU OF ENVIRONMENTAL SERVICES

January 27, 1982

IJF:ru

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Mr. William E. Hammond

Towson, Maryland 21204

Baltimore County Office Building 1111 West Chesapeake Avenue

Zoning Commissioner

Towson, Maryland -- 21204

Date: January 8, 1982

RE: Item No: 117, 118, 119, 120, 121, 122 Property Owner: Location: Present Zoning: Proposed Zoning:

District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Wm. Nick Petrovich, Assistant Department of Planning



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353

WILLIAM E. HAMMOND ZONING COMMISSIONER

April 12, 1982

Mr. Herbert Shapiro 7024 Liberty Road Baltimore, Maryland 21207

> RE: Petitions for Special Exception and Variance NW/corner of Liberty Rd. & Sunmar Ct. 2nd Election District Herbert Shapiro, et al - Petitioners NO. 82-202-XA (Item No. 119)

Dear Mr. Shapiro:

I have this date passed my Orders in the above captioned matter in accordance with the attached.

Very truly yours,

Deputy Zoning Commissioner

Attachments

JMHJ/mc

cc: John W. Hessian, III, Esquire

People's Counsel

Gentlemen: Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property. () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. () 2. A second means of vehicle access is required for the site. () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.

Zoning Plans Advisory Committee

Location: NW corner Liberty Road and Sunmar Court

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. (X) 5. The buildings and structures existing or proposed on the site shall

comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy. and NFPA 30, Section 7-7.4.3; two attendants while dispensing gasoline. () 6. Site plans are approved, as drawn.

February 24, 1982

Zoning Agenda: Meeting of January 5, 1982

() 7. The Fire Prevention Bureau has no comments, at this time.

Planning Group Killy 3/35/89 Approved: Fire Prevention Bureau Special Inspection Division

BALTIMORE COUNTY

PAUL H. REINCKE

Mr. William Hammond

Towson, Maryland 21204

Item No.: 119

Commissioner

FIRE DEPARTMENT FIRE DEPARTMENT TOWSON, MARYLAND 21204

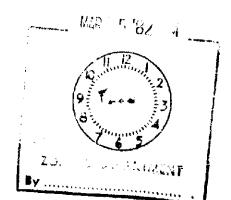
Office of Planning and Zoning

Baltimore County Office Building

Attention: Nick Commodari, Chairman

RE: Property Owner: Herbert Shapiro

•



March 9, 1982

Mr. William Hammond Zoning Commissioner Zoning Commissioner's Office Towson, Maryland 21204

Re: Case #82-202-XA Item #119

Dear Mr. Hammond:

It has come to our attention that Mr. Herbert Shapiro, et al are petitioning for a special exception which would allow for the utilization of a food store in combination with a service station located at Liberty Road and Sunmar Court.

We are not directly opposed to the special exception and variance which would allow for a food store operation. But we wanted the Commission to be aware of the fact that this particular service station and its recently removed "produce stand" which fronted upon Liberty Road caused a considerable amount of complaints from both residential and commercial neighbors. We are therefore, only requesting that the petitioners be reminded of these complaints in order that his future operations will be more compatible with the surrounding neighborhoods.

Sincerely,

Sharon Jandori, President Liberty Communities Development Corporation

L.C.D.C. 3335 Washington Ave., Baltimore, Maryland Telephone 655 7766

Messrs: Herbert Shapiro and Edward Shapiro

February 16, 1982 7024 Liberty Road Baltimore, Maryland 21207

HOTICE OF HEARING

Petitions for Special Exception and Variance NW/corner of Liberty Rd. & Sunmar Ct. Case #82-202-XA

TIME:	9:30 A, M.
DATE:	Thursday, March 18, 1982

PLACE: ROOM 105 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON MARYLAND

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

March 10, 1982

WILLIAM E. HAMMOND ZONING COMMISSIONER

Messrs. Herbert and Edward Shapiro 7024 Liberty Road Baltimore, Maryland 21207

> Petition for Special Exception & Variance NW/corner of Liberty Rd. & Sunmar Court Case #82-202-XA

Dear Messrs; Chapiro;

This is to advise you that \$73.70 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Mryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

> Very truly yours, Zoning Commissioner

> > F2-202-XA

WEH:klr

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

2nd DISTRICT

ZONING: Petition for Special Exception and Variance

Northwest corner of Liberty Road and Sunmar Court LOCATION:

DATE & TIME: Thursday, March 18, 1982 at 9:30 A.M.

Room 106, County Office Building, 111 W. Chesapeake PUBLIC HEARING: Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing:

> Petition for Special Exception for food store as a use in combination with a service station and Variance to permit a minimum site area of 18,278 sq. ft. in lieu of the required 20,200 sq. ft.

The Zoning Reg lation to be excepted as follows: Section 405.4 (A.1, C.5 and D.8) - minimum side area for uses in combination with service station

All that parcel of land in the 2nd District of Baltimore County.

Being the property of Herbert Shapiro, et al, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, March 18, 1982 at 9:30 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building

Your Petition has been received this 15

Filing Fee \$ 50.00

111 W. Chesapeake Avenue

Towson, Maryland 21204

BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

Phone: 687-6922

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. --- BALTIMORE, MD. 21237

December 11, 1981

No. 7024 Liberty Road Northwest corner of Liberty Road and Sunmar Court 2nd District Baltimore County, Maryland

Beginning for the same at the corner formed by the intersection of the north side of Liberty Road with the west side of Sunmar Court, thence running and binding on the north side of Liberty Road North 64 degrees 03 minutes 25 seconds West 223.32 feet, thence-leaving Liberty Road for three lines of division as follows:- North 70 degrees 52 minutes 30 seconds Hast 134.06 feet, North 25 degrees 56 minutes 35 seconds Fast 10.81 feet and South 64 degrees 03 minutes 25 seconds East 128.64 feet to the west side of Sunmar Court, and thence running and binding on the west side of Sunmar Court South 25 degrees 56 minutes 35 seconds West 105.71 feet to the place of beginning.

Containing 18,278 square feet of land more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond TO____Zoning Commissioner-Norman E. Gerber, Director FROM ___Office of Planning and Zoning___

Date___March_10, 1982_____

SUBJECT Zoning Petition No. 82-202-XA

If granted, it is requested that details of landscaping be reviewed by the Division of Current Planning and Development.

> Norman F. Gerber, Director Office of Planning and Zoning

NEGJGH:rmc

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

trict 2 ml	Date of Posting 2-27-52
itioner: Harbeat Stafe	iso, et al Liberty Road & Summar Court
cation of Signs:	Liberty Road & Summer Court
marks:	3-5-83/

PETITION MAPPING PROGRESS SHEET Wall Map Original Duplicate **FUNCTION** date by date by date by Descriptions checked and outline plotted on map Petition number added to Denied Granted by ZC, BA, CC, CA

Revised Plans: Reviewed by: UCA Change in outline or description___Yes Previous case: Map # <u>ZB</u>

Number of Signs: ______

Mr. Serbert Shapire 702h Liberty Read Baltimore, Me. 21207

Petitioner's Attorney

Petitioner Mersert Basins, et al.

Petitioner's Attorney

Reviewed by LCu

Cash

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

*This is not to be interpreted as acceptance of the Petition for assignment of a

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this 1. 50

Zoning Commissioner

Chairman, Zoning Plans Advisory Committee

